

SNAPSHOT of HOME Program Performance--As of 09/30/10
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): **Bristol Consortium**

State: **TN**

PJ's Total HOME Allocation Received: **\$8,821,462**

PJ's Size Grouping*: **B**

PJ Since (FY): **2003**

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	B	Overall
			PJs in State:	8			
Program Progress:							
% of Funds Committed	97.08 %	94.40 %	1	95.51 %	73	70	
% of Funds Disbursed	90.81 %	87.72 %	4	87.58 %	60	61	
Leveraging Ratio for Rental Activities	0	1.61	7	4.86	0	0	
% of Completed Rental Disbursements to All Rental Commitments***	100.00 %	78.41 %	1	82.17 %	100	100	
% of Completed CHDO Disbursements to All CHDO Reservations***	59.33 %	77.87 %	7	71.17 %	24	25	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	95.83 %	65.07 %	2	81.54 %	91	86	
% of 0-30% AMI Renters to All Renters***	41.67 %	45.61 %	5	45.68 %	40	41	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	100.00 %	70.65 %	1	96.19 %	100	100	
Overall Ranking:			In State:	5 / 8	Nationally:	27 32	
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$4,144	\$14,692		\$27,510	24 Units	4.30 %	
Homebuyer Unit	\$8,771	\$12,772		\$15,239	473 Units	84.00 %	
Homeowner-Rehab Unit	\$42,830	\$25,315		\$20,932	66 Units	11.70 %	
TBRA Unit	\$0	\$9,882		\$3,121	0 Units	0.00 %	

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (59 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (215 PJs)

C = PJ's Annual Allocation is less than \$1 million (284 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Bristol Consortium TN

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$4,144	\$90,835	\$43,038
State:*	\$41,688	\$74,351	\$33,069
National:**	\$98,643	\$77,150	\$23,791

CHDO Operating Expenses:
(% of allocation)

PJ: 0.0 %
National Avg: 1.2 %

R.S. Means Cost Index: 0.73

	Rental %	Homebuyer %	Homeowner %	TBRA %		Rental %	Homebuyer %	Homeowner %	TBRA %
RACE:					HOUSEHOLD TYPE:				
White:	75.0	90.5	80.3	0.0	Single/Non-Elderly:	54.2	41.2	21.2	0.0
Black/African American:	25.0	5.1	19.7	0.0	Elderly:	0.0	4.4	51.5	0.0
Asian:	0.0	0.4	0.0	0.0	Related/Single Parent:	0.0	21.1	15.2	0.0
American Indian/Alaska Native:	0.0	0.0	0.0	0.0	Related/Two Parent:	4.2	27.5	10.6	0.0
Native Hawaiian/Pacific Islander:	0.0	0.4	0.0	0.0	Other:	41.7	5.5	1.5	0.0
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.0					
Asian and White:	0.0	0.0	0.0	0.0					
Black/African American and White:	0.0	0.0	0.0	0.0					
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0					
Other Multi Racial:	0.0	0.2	0.0	0.0					
Asian/Pacific Islander:	0.0	0.0	0.0	0.0					
ETHNICITY:									
Hispanic	0.0	3.2	0.0	0.0					
HOUSEHOLD SIZE:					SUPPLEMENTAL RENTAL ASSISTANCE:				
1 Person:	54.2	35.3	51.5	0.0	Section 8:	95.8	0.0 [#]		
2 Persons:	41.7	22.8	30.3	0.0	HOME TBRA:	0.0			
3 Persons:	4.2	18.6	7.6	0.0	Other:	0.0			
4 Persons:	0.0	12.3	7.6	0.0	No Assistance:	4.2			
5 Persons:	0.0	7.8	3.0	0.0					
6 Persons:	0.0	2.1	0.0	0.0					
7 Persons:	0.0	0.4	0.0	0.0					
8 or more Persons:	0.0	0.4	0.0	0.0	# of Section 504 Compliant Units / Completed Units Since 2001		0		

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



— HOME PROGRAM —
SNAPSHOT WORKSHEET - RED FLAG INDICATORS
 Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Bristol Consortium State: TN Group Rank: 27
 (Percentile)
 State Rank: 5 / 8 PJs Overall Rank: 32
 (Percentile)
 Summary: 0 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 73.95%	100	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 54.12%	59.33	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	95.83	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 92.11%	100	
"ALLOCATION-YEARS" NOT DISBURSED***		> 2.750	0.61	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

